

To: Daniel Robinson, Planner III
drobinson@cityofpsl.com
Fr: Douglas L. Farrell, property owner

March 26, 2023

RE: P23-028 – Adams Homes of Northwest Florida, Inc

Mr. Robinson,

I'm sure you and the other people who make up the Planning and Zoning Department for the City of Port St. Lucie are well aware of the hundreds (maybe thousands) of quarter acre lots available in Port St. Lucie. I'm sure you are also aware that there are very few half-acre lots remaining. Why would you and your department give any consideration to the people at Adam Homes to change this piece of property? It makes absolutely NO sense!

If Adam Homes wants to build (2) houses, there are plenty of lots available for them to choose from. I have owned property on Driftwood Street for more than 35 years. We purchased the property due to the half-acre lots on Driftwood and Madruga. By allowing Adam Homes to put (2) houses on one lot destroys the entire neighborhood and there is no need to do that. We have a vested right to maintain the neighborhood as it has been and not change everything because some out-of-town company decides they want to make more money.

As a long time property owner and resident of Port St. Lucie, I am adamantly opposed to the rezoning of the property. I would hope everyone in P & Z would agree, it is not in the best interest of the homeowners and there is no legitimate need for the rezoning.

Please do not allow the rezoning to move forward.

Cordially,

Douglas L. Farrell
2041 Driftwood Street
Port St. Lucie

From: [LJ Con](#)
To: [Daniel Robinson](#)
Cc: [paul Hinkley_music4missions@comcast.com](mailto:paul.Hinkley_music4missions@comcast.com)
Subject: Rezoning P23-028 Adams homes
Date: Saturday, March 25, 2023 8:05:13 PM

My name is Lynn Constransitch my phone # 772-807-0428
I have lived at 2080 SW Driftwood st > 18 years.
I would oppose this lot being split from RS-2 into RS-1
No logical reason by the builder to request this action other than financial gain on their part.
Those 1/2 acre lots are beautiful and add value to the neighborhood.
There are many 1/4 acre lots all over PSL that this builder can obtain if that is their goal.
Thank You

To: Daniel Robinson, Planner III
drobinson@cityofpsl.com

March 28, 2023

Fr: Michael Farrell, property owner - Lot 6

RE: P23-028 – Adams Homes of Northwest Florida, Inc

Mr. Robinson,

I am writing in regard to the mailing I received on March 23, 2023 P23-028 – Adams Homes of Northwest Florida, Inc Rezoning from RS-1 to RS-2.

I own Lot 6, directly west of the lots in question and implore that the planning and zoning department deny Adams Home request. My family has owned Lot 6 since 1988 – when the entire area was all woods. I purchased this property because of the ½ acre lot designation and the space it afforded between neighbors. Splitting this parcel will negatively impact my property value and negatively impact the quality of life my family enjoys. I was born and raised in Port St. Lucie, on this property. I am a taxpayer, business owner and resident of Port St. Lucie that has earned the right to have a say on this block.

Adams Homes has operated in Port St. Lucie for years. The company was aware of the RS-1 designation when they purchased Lot 17. There are upwards of 40,000 lots still available in Port St. Lucie. If Adams Homes wants to build houses on RS-2 lots, there are plenty available to choose from. There is not a current need to justify rezoning this property, and it will negatively impact long-standing property owners and residents.

As a lifelong resident of Port St. Lucie and property owner I have a vested right to maintain the neighborhood. I am adamantly opposed to the rezoning of Port St. Lucie Section 31, Block 1754, Lot 17. This is not in the best interest of the homeowners or the neighborhood.

Please do not allow the rezoning to move forward.

Cordially,

Michael Farrell
2049 Driftwood Street
Port St. Lucie

March 26, 2023

To: Daniel Robinson, Planner III
City of Port St. Lucie Planning & Zoning Department
121 S.W. Port St. Lucie Blvd., Bldg. B
Port St. Lucie, FL 34984-5099

Re: Rezoning Petition P23-028 – Adams Homes of Northwest Florida, Inc.

We strongly object to the possible rezoning of Lot 17, Block 1754, Port St. Lucie Section 31 from RS-1 down to RS-2, allowing the subdividing of Lot 17 from an Estate Lot containing approximately ½ acre into 2 small lots containing approximately .23 acres each. Street address of the subject property is identified on your Notice to Property Owners as 2136 and 2142 SW Madruga Street, Port St. Lucie, FL 34953.

We believe that allowing such a subdividing of this lot would cause a devaluation of all of the other lots within Block 1754. We see our Estate Lots as being more desirable because of the amount of breathing room we enjoy by having more space between our homes. In addition, we pay our property taxes based upon the increased value of our Estate Lots, as determined by the Property Appraiser.

As an owner of real property located within 750 of the subject property, the undersigned wish to voice our strong opposition to this proposed rezoning as we do not believe it to be in our best interest. On the contrary, we believe that allowing such a subdividing of Lot 17 to be disadvantageous to our property values going forward, as it would degrade the integrity of our Estate Lot block by increasing the lower density we have enjoyed since making the decision to purchase property and build our homes within this Estate Lot block.

Thank you for your consideration in this matter. We appreciate your allowing us to voice our objections to Petition P23-028 filed by the developer, Adams Homes of Northwest Florida, Inc.

Sincerely,

Owners of Properties located in Block 1754, Port St. Lucie Section 31

Sherrel A. Garrett, Lot #3

Sherrel A. Garrett, Lot 3

Wendy Rhoden Lot 7

WENDY RHODEN

[Signature]

Lot 9 Terisa Alonso 2073 SW Driftwood St. PSL FL, 34953

cc: Mayor Shannon Martin
Councilman Anthony Bonna

March 26, 2023

Rezoning Petition P23-028 - Adams Homes of Northwest Florida, Inc.
Signature Page #2

Michael Farrell Lot 6

~~Paul Hinkley~~ Lot #11

Gail Matthews Gail Matthews Lot 12

Debra Hinkley Debra Hinkley Lot #11

Michael A. Aviles Michael A. Aviles #13

Melinda A. Aviles Melinda A. Aviles Lot 13

Sadie Serra Sadie Serra Lot 14

Rene Bisson Rene Bisson Lot 15

Sandra Bisson Sandra Bisson Lot 15

Alice M. Delannoy Lot 16 ALICE M. DELANNOY

Susan B. Pettine Lot 18 Susan B. Pettine

March 26, 2023
Rezoning Petition P23-028 - Adams Homes of Northwest Florida, Inc.
Signature Page #3

~~Kevin A. Cojani~~ ^{Lot #} 18 KEVIN A. COJANI

~~Juan Jimenez~~ JUAN JIMENEZ #21

~~Carroll~~ #21

~~Claire Adams~~ Claire Adams #2009 Lot #1

~~Debbie Ambrose~~ Debbie Ambrose #2033 Lot #4

~~LEXIDENT DEMESJEUX~~ Lot #19

From: [SUSAN PETTINE](#)
To: [Daniel Robinson](#)
Subject: Re: P23-028 – Adams Homes of Northwest Florida, Inc Rezoning Request
Date: Monday, April 3, 2023 3:32:25 PM

Dear Mr. Robinson,

We have lived at 2132 SW Madruga Street for nearly 18 years. The subject lot for rezoning is right next to our home.

We specifically chose this home and this street since there were half-acre estate lots there. It is a lovely community that has that excess green space around each home.

To subdivide just this one lot into two quarter-acre lots would ruin the community character.

While we understand Adams Homes is in the business of building homes, it would seem they purchased this lot without doing full due diligence on lot size and their planned home construction. Their lack of planning should not negatively impact our street and community.

Of course, if Adams Homes would like to build just one home on that one half-acre lot, we're sure our little community would welcome a beautiful new home fitting in with our community character.

If this message could please be included for the 4/4/23 Planning and Zoning meeting, we would be most grateful.

Many thanks for your kind consideration in this matter.

Best regards,
Susan B. Pettine, Ph.D. and Kevin A. Cojanu, Ph.D.
2132 SW Madruga Street, PSL, FL 34953

From: [Alice Delannoy](#)
To: [Daniel Robinson](#)
Subject: Rezoning Property P23-028 - Adams Homes of Northwest Florida, Inc
Date: Wednesday, March 29, 2023 8:47:41 PM

Dear Mr. Robinson,

I received a letter regarding Adams Homes of Northwest Florida, Inc. requesting to rezone 0.46 acres of property, section 31, block 1754, lot 17, from a RS1 to a RS2, dividing the property into 2 lots. This request is quite concerning. In 2004, my husband and I had bought the property next to it, lot 16, admiring the beauty of custom homes in this area and having more distance between our neighbors. It was our dream home and area to live here.

I have been a resident of Port St Lucie since 1991. Before moving into my current property, my husband and I lived in an area where there was only ¼ acre lots. The traffic became unsafe for walks, and families with kids moved away. The area became noisier, and neighbors stayed inside their homes.

Since living here, lot 16, 2152 Madrugá Street, for 17 years, I have enjoyed the mostly peaceful, beautiful area and have gotten to know my neighbors. In recent years, as the empty lots become homes for families, traffic has increased, more litter on the ground, and a few inconsiderate neighbors have moved in. My property and neighborhood is still my piece of paradise and would like to see it kept that way.

If Adams Homes divides their property into two, it will breakup the flow of the design of the planned neighborhood. There will certainly be more density on our street for which none of the neighbors had anticipated when purchasing in this area. Not only will there be more residents, it will also include visitors who will increase the level of traffic and noise. A home would be built closer to my property, lessening my privacy.

The map that was sent to me shows how this area was planned with ½ acre sections along with ¼ acre sections, for which this section of PSL neighborhood enjoys. If your department recommends this request, it will set a precedent for builders to take advantage of the prestigious Estate Lots and cheapening the area with more cookie cutter homes rather than a large custom-built home on a beautiful lot and neighborhood. If you were to ride around this area, you would see the custom homes that have been built on the ½ acres adding to the uniqueness of our neighborhood.

According to your letter, you will be advising the city council members. Please advise the Council Members that it will not be in the best interest to allow the City of PSL to breakup an Estate lot into 2 - ¼ acre lots for Adams Homes of Northwest Florida, Inc.

Best regards,

Alice Delannoy (formerly Ladamirak)

2152 SW Madruga Street

Port St Lucie, FL 34953

(772) 342-4282

Elsa FitzMaurice
2143 SW Madruga Street
Port St Lucie, Florida 34953
845-389-5643

April 3, 2023

drobimson@cityofpsl.com

Re; Rezoning Property P23-028 – Adams Homes of Northwest Florida, Inc.

Dear Mr. Robinson:

It has come to my attention that Adams Homes is requesting to rezone the 0.46 acres of property from a RS1 to a RS2 on Madruga Street section 31, block 1754, lot 17. I purchased my home because I love the way the neighborhood is designed and it would be a shame if a builder such as Adams Homes was to change the original design of the neighborhood. I'm sure you are aware of the reputation of Adams Homes and their destruction of the City of Port St. Lucie. This time they have been caught in violation when they recorded separate deeds with the St. Lucie County Property Appraisers Office for a RS1 lot on Madruga Street. This will destroy the original design of the neighborhood and increase the already increasing traffic flow, speeding cars and garbage thrown in the street. Our area is already suffering from the rows of cookie cutter homes being built on every lot the builders can get their hands on. It is a shame to see the direction the city is taking. Cheap housing, destruction of land, population increasing to uncontrollable numbers and crime on the increase. Mr. Robinson this is in your hands. Please advise the city council members to vote no on this request by Adams Homes. It clearly would not be in the best interest to allow the City of PSL to break up an estate lot as it was originally designed. This decision will set a precedent by determining whether the original plans for this City can be changed by the stroke of a pen and builders controlling our City or those we have voted for continue to lead us.

Thank you for your consideration in the matter.

Elsa FitzMaurice

Daniel Robinson

From: nofx2928@gmail.com
Sent: Tuesday, March 28, 2023 11:06 AM
To: Daniel Robinson
Subject: OPPOSED - P23-028 - Adams Homes of Northwest Florida, Inc - Rezoning
Attachments: Opposed-Rezoning.docx

I am the owner of Lot 6 and adamantly oppose the rezoning of Port St. Lucie Section 31, Block 1754, Lot 17. This property backs up to my property and I will be the person most negatively impacted by this ruling. This will lower my property value and lower the quality of life my family enjoys. This property was purchased strictly because of the RS-1 designation and the space it affords between neighbors. I am a lifelong resident of Port St. Lucie and my family has owned Lot 6 since 1988. We have earned the right to have a say in this neighborhood after paying taxes for over 35 years on this property. Please do not approve the petition to rezone from RS-1 to RS-2 by Adams Homes.

Thanks,

Michael Farrell
Property Owner, Lot 6



From: [Renee Hensel](#)
To: [Daniel Robinson](#)
Subject: Rezoning: P23-028 - Adams Homes
Date: Wednesday, April 19, 2023 10:26:54 PM

April 19, 2023

RE: Rezoning: P23-028 - Adams Homes of Northwest Florida, Inc.

Please except this as our written view of the proposed rezoning of subject property. We are NOT INFAVOR of dividing the Single Family Residential (RS-1) to Single Family Residential (RS-2), thus allowing the property to be divided into two (2) lots. This is just one (1) of less than a handful of half acre lot areas in all of Port St Lucie, every reason why we choose this area as our home. We feel that if this property is granted rezoning as requested, it will only bring on other property owners to request the same and all the areas propeties will drastically decess in value. Again, we stand firm...NOT INFAVOR.

Regards,
Paul & Renee Hensel
2133 SW Tampico Street
Port St Lucie, FL 34953
772-475-4461
acewindowtinters@att.net